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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)

Proponent Thurston County Community Planning and Economic Development Department

Lead Agency 2000 Lakeridge Drive SW, Building #1
Olympia, WA 98502
Contact: Andrew Boughan, (360) 786-5505

Description of Proposal This SEPA review is for the amendments of Thurston County Development Regulations, Title 20 Zoning Code and Title 23 Olympia Urban Growth Area Zoning Code (Chapters 20.03, 20.07, 20.30, 20.30A, and 23.04) to address inconsistencies and improve flexibility related to stormwater strategies.

Project No. 2021106717
SEPA Folder No. XA 21-115662

Location of Proposal Thurston County, countywide, and Olympia Urban Growth Area

Threshold Determination The lead agency for this proposal has determined that it does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public at www.thurstonplanning.org or upon request.

Responsible Official Joshua Cummings, Director

Date of Issuance: December 21, 2021
Comment Deadline: January 4, 2022
Appeal Deadline: January 11, 2022

Christina Chaput, Interim Community Planning Manager

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340. The lead agency will not act on this proposal for 14 days from the date of issue or until the appeal period has passed, if applicable. No permits may be issued, and the applicant shall not begin work until after the comment and any appeal periods have expired and any other necessary permits are issued. If conditions are added, deleted, or modified during the 14 day review period, a modified DNS will be issued. Otherwise, this DNS will become final after the expiration of the comment deadline and appeal period, if applicable.

Appeals

Threshold determinations may be appealed pursuant to TCC 17.09.160 if: (1) a written notice of appeal, meeting the requirements of TCC 17.09.160(D), and the appropriate appeal fee is received by the Thurston County Community Planning and Economic Development Department within seven (7) calendar days of the last day of the comment period on the threshold determination and; (2) the person filing the appeal is an aggrieved party and submitted written comments prior to the comment deadline, per the requirements of TCC 17.09.160(B).

NOTE: The issuance of this Determination of Nonsignificance does not constitute project approval. The applicant must comply with all applicable requirements of Thurston County Departments and/or the Hearing Examiner prior to receiving permits.



THURSTON COUNTY
Community Planning and Economic Development
ENVIRONMENTAL CHECKLIST

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
Low Impact Development (LID)
Code Amendment

2. Name of applicant:
Thurston County CPED

3. Address and phone number of applicant and contact person:
2000 Lakeridge Dr SW, Bldg 1, Olympia, WA 98502

4. Date checklist prepared:
December 6, 2021

5. Agency requesting checklist:
Thurston County

6. Proposed timing or schedule (including phasing, if applicable):
Final adoption anticipated early 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None, proposed code amendments are reviewed as a non-project proposal. No future development plans associated with this proposal. Future project applications may occur and will have subsequent review.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Low Impact Development regulations adopted in 2016 under SEPA # 2016102988.

* * * * OFFICIAL USE ONLY * * * *

Folder Sequence # XA 21-115662

Project # : 2021106717

Related Cases: _____

Date Received: 12/16/21 By: AWB

* * * * OFFICIAL USE ONLY * * * *

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Not Applicable.

10. List any government approvals or permits that will be needed for your proposal, if known.

Legislative amendment- Board of County Commissioners Approval Required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Development Code Docket #A7 – Low Impact Development (LID) Code Amendment: The proposal is to amend Thurston County (TCC) Title 20 Zoning Code and Title 23 Olympia Urban Growth Area Zoning Code (Chapters 20.03, 20.07, 20.30, 20.30A, and 23.04) to address inconsistencies and improve flexibility related to stormwater strategies. The proposed amendments update definitions and address hard surface credits on lots of 2.5 acres or less, hard surface limits for lots needing long driveways or in the Ken Lake Special Overlay District, and the need for more flexibility for impervious surface limits on large lots.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed amendments apply to rural Thurston County and Olympia Urban Growth Area.



THURSTON COUNTY
Community Planning & Economic Development
ENVIRONMENTAL ELEMENTS

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site: (check one):

- ☐ Flat
- ☐ Rolling
- ☐ Hilly
- ☐ Steep Slopes
- ☐ Mountainous

Other: Varies throughout Thurston County

b. What is the steepest slope on the site (approximate percent slope)?

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and Olympia UGA.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and Olympia UGA.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not Applicable. Not a project-specific proposal.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not Applicable. Not a project-specific proposal.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not Applicable. Not a project-specific proposal.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not Applicable. Not a project-specific proposal.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not Applicable. Not a project-specific proposal.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not Applicable. Not a project-specific proposal.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and Olympia UGA.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not Applicable. Not a project-specific proposal.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and Olympia UGA.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not Applicable. Not a project-specific proposal.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not Applicable. Not a project-specific proposal.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not Applicable. Not a project-specific proposal.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and Olympia UGA.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not Applicable. Not a project-specific proposal.

b. Ground Water: [help](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not Applicable. Not a project-specific proposal.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not Applicable. Not a project-specific proposal.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not Applicable. Not a project-specific proposal.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not Applicable. Not a project-specific proposal.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not Applicable. Not a project-specific proposal.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and OlympiaUGA.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and OlympiaUGA.

- c. List threatened and endangered species known to be on or near the site.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and OlympiaUGA.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not Applicable. Not a project-specific proposal.

- e. List all noxious weeds and invasive species known to be on or near the site.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and Olympia UGA.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and OlympiaUGA.

- c. Is the site part of a migration route? If so, explain.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and OlympiaUGA.

- d. Proposed measures to preserve or enhance wildlife, if any:

Not Applicable. Not a project-specific proposal.

- e. List any invasive animal species known to be on or near the site.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and OlympiaUGA.

6. *Energy and Natural Resources* [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not Applicable. Not a project-specific proposal.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

Not Applicable. Not a project-specific proposal.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Not Applicable. Not a project-specific proposal.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

Not Applicable. Not a project-specific proposal.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not Applicable. Not a project-specific proposal.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not Applicable. Not a project-specific proposal.

4) Describe special emergency services that might be required.

Not Applicable. Not a project-specific proposal.

5) Proposed measures to reduce or control environmental health hazards, if any:

Not Applicable. Not a project-specific proposal.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Varies throughout rural Thurston County and Olympia UGA.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not Applicable. Not a project-specific proposal.

3) Proposed measures to reduce or control noise impacts, if any:

Not Applicable. Not a project-specific proposal.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and OlympiaUGA.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated,

how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not Applicable. Not a project-specific proposal.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not Applicable. Not a project-specific proposal.

- c. Describe any structures on the site.

Not Applicable. Not a project-specific proposal.

- d. Will any structures be demolished? If so, what?

Not Applicable. Not a project-specific proposal.

- e. What is the current zoning classification of the site?

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston and Olympia UGA.

- f. What is the current comprehensive plan designation of the site?

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston and Olympia UGA.

- g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston and Olympia UGA.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston and Olympia UGA.

- i. Approximately how many people would reside or work in the completed project?

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston and Olympia UGA.

- j. Approximately how many people would the completed project displace?

Not Applicable. Not a project-specific proposal.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Not Applicable. Not a project-specific proposal.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not Applicable. Not a project-specific proposal.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not Applicable. Not a project-specific proposal.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not Applicable. Not a project-specific proposal.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not Applicable. Not a project-specific proposal.

- c. Proposed measures to reduce or control housing impacts, if any:

Not Applicable. Not a project-specific proposal.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not Applicable. Not a project-specific proposal.

- b. What views in the immediate vicinity would be altered or obstructed?

Not Applicable. Not a project-specific proposal.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

Not Applicable. Not a project-specific proposal.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not Applicable. Not a project-specific proposal.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not Applicable. Not a project-specific proposal.

- c. What existing off-site sources of light or glare may affect your proposal?

Not Applicable. Not a project-specific proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not Applicable. Not a project-specific proposal.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not Applicable. Not a project-specific proposal.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not Applicable. Not a project-specific proposal.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not Applicable. Not a project-specific proposal.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not Applicable. Not a project-specific proposal.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County and UGA.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not Applicable. Not a project-specific proposal. Varies throughout rural Thurston County.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not Applicable. Not a project-specific proposal.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not Applicable. Not a project-specific proposal.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not Applicable. Not a project-specific proposal.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not Applicable. Not a project-specific proposal.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not Applicable. Not a project-specific proposal.

- h. Proposed measures to reduce or control transportation impacts, if any:

Not Applicable. Not a project-specific proposal.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not Applicable. Not a project-specific proposal.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not Applicable. Not a project-specific proposal.

16. Utilities [\[help\]](#)

- a. Check utilities currently available at the site:

electricity ☐ natural gas ☐ water ☐ refuse service ☐ telephone ☐ sanitary sewer ☐

septic system ☐ Other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not Applicable. Not a project-specific proposal.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Andrew Boughan

Name of signee Andrew Boughan

Position and Agency/Organization Associate Planner -

CPED Date Submitted: 12/16/2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal is unlikely to affect environmentally sensitive areas. The proposed amendments primarily add clarification to sections of the code where there were issues in implementation. Some of the

Proposed measures to avoid or reduce such increases are:

There are no proposed measures included within this proposal. Existing regulations related to stormwater strategies exist in the code and the proposed amendment would clarify and add flexibility to

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

There is the potential for direct impact on plants, and animals with future development. With the addition of new terminology that was previously missed, previously unallowed site features like long driveways will now be possible in certain situations. Critical areas regulations would apply to existing structures and future development.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

There are no proposed measures included within this proposal. The existing requirements in Thurston County Code, including critical area ordinance and the State Environmental Policy Act will provide adequate protections.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is unlikely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

There are no proposed measures included within this proposal. The existing requirements in Thurston County Code, including critical area ordinance and the adopted International Building Code will provide adequate measures to conserve energy and protect natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal is unlikely to affect environmentally sensitive areas. The proposed amendments primarily add clarification to sections of the code where there were issues in implementation.

Proposed measures to protect such resources or to avoid or reduce impacts are:

There are no proposed measures included within this proposal. Future development must comply Best Management Practices (BMP), Comprehensive Plan, and Thurston County Code (TCC).

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No part of the proposal has been identified to significantly affect land and shoreline use, and does not appear to be incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

There are no proposed measures included within this proposal. County Comprehensive Plan, and any project specific application must comply with all Thurston County Regulations including critical areas ordinances and State Environment Policy Act.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is unlikely to increase in traffic and utility. Stormwater facilities and mitigation efforts are required in all zoning districts.

Proposed measures to reduce or respond to such demand(s) are:

There are no proposed measures included within this proposal. Projects must comply with Thurston County Code, State Environment Policy Act, Critical Areas Ordinance, and implement Best Management Practices (BMP).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None - the proposed ordinance was developed within local, state, and federal laws for the protection of the environment. All future development will be required to meet all local, state, and federal regulations as they apply.